



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Requesting sketch plat review of a subdivision plat to vacate portions of San Mateo Blvd. and Cutler Ave. NE and incorporate with one existing parcel to create one new parcel.

APPLICATION INFORMATION			
Applicant:	Kimo Park, LLC	Phone:	
Address:	PO Box 7459	Email:	
City:	Albuquerque	State:	NM
		Zip:	87194
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List <u>all</u> owners: Kimo Park, LLC		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	SE portion of NE 1/4 of SE 1/4 of	Block:	Unit:
Subdivision/Addition:	Section 11, T. 10 N., R. 3 E., N.M.P.M.	MRGCD Map No.:	UPC Code: 101705950514041001
Zone Atlas Page(s):	H-17-Z	Existing Zoning:	MX-M
		Proposed Zoning:	
# of Existing Lots:	3	# of Proposed Lots:	1
		Total Area of Site (Acres):	0.6545
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	??? San Mateo Blvd NE	Between:	Cutler Ave NE and Prospect Ave NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date:	12/07/2021
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal.
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: <u>Ryan Mulhall</u>	Date: 12/07/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

December 7, 2021

Development Review Board
City of Albuquerque

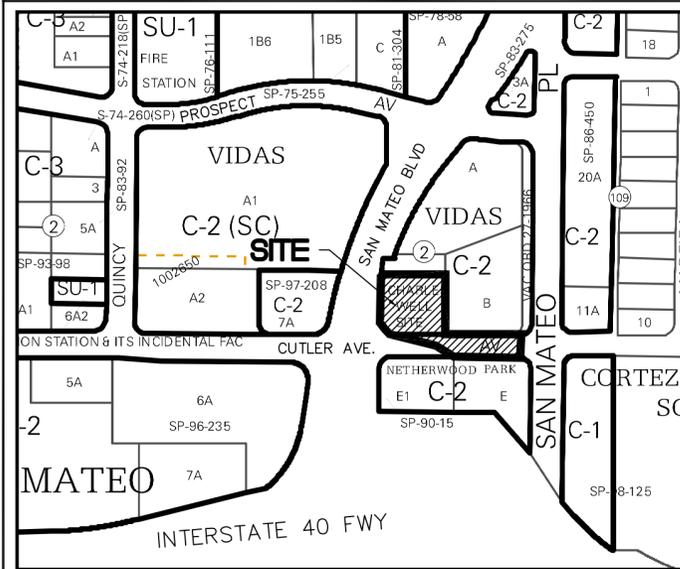
Re: Sketch Plat Review for Proposed Tract being a SE portion of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, T. 10 N., R. 3 E., N.M.P.M. and portions to be Vacated of Cutler Ave NE and San Mateo Blvd NE rights-of-way

Members of the Board:

Cartesian Surveys is acting as an agent for Kimo Park, LLC and requests sketch plat review of our plan to take an existing lot, being a SE portion of NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, T. 10 N., R. 3 E., N.M.P.M. and intends to vacate and claim adjoining portions of both Cutler Ave NE and San Mateo Blvd NE right-of-way, to create one new lot. The property is located on the NE corner of San Mateo Blvd NE and the Interstate 40 Off-Ramp. The property is currently zoned as MX-M (Mixed Use – Moderate Intensity).

Our intent is to vacate the disused portions of the Cutler and San Mateo Boulevard rights-of-way and then claim them in a subdivision replat. The core property of this sketch plat is informally labeled as the Charles Well Site on the zone atlas pages, and was conveyed by the City of Albuquerque to our client as recorded by the Quitclaim Deed filed October 19, 2021 (Document No. 2021123084). As part of this project, our client will also seek to secure an easement from the adjoining Block B, Vidas Subdivision to secure private access along the vacated portion of Cutler due to inadequate width at the narrow point along the SE corner of the core lot.

Thank you for your time and consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-17-Z

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	228.43' (228.43')	1071.00'(1071.00')	12°13'14"	228.00'	N 26°30'39" E
C2	58.67'	35.00'	96°02'15"	52.04'	S 35°21'12" E
C3	117.19'	213.25'	31°29'11"	115.72'	N 63°56'46" W
C4	83.56'	1300.00'	3°40'58"	83.54'	N 81°31'50" W
C5	23.60'	15.00'	90°08'39"	21.24'	S 44°12'40" E

Line #	Direction	Length (ft)
L1	S 89°44'15" E (S 89°45'22" E)	13.46' (13.46')
L2	S 77°09'55" W	15.26'
L3	S 12°56'08" E	20.88'
L4	S 00°44'23" W	49.00'

Sketch Plat for

A Tract of land being a S.E. portion of the N.E. 1/4 of the S.E. 1/4 of Section 11, T. 10 N., R 3 E., N.M.P.M. and Portions of Vacated Cutler Ave NE and San Mateo Blvd NE Right of Way

City of Albuquerque
Bernalillo County, New Mexico
December 2021

Indexing Information

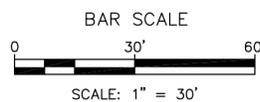
Projected Section 11, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: N/A
Owner: Kimo Park, LLC
UPC #: 101705950514041001

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE RIGHT OF WAY AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER ROW MAP [6/12/07 HAVING PROJECT. NO. AC-GRIP-BR-(IM)-040-3(155)161]
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER ROW MAP (12/1960, PROJECT NO. I-040-3 (4)160)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (02/17/53, D233-95, DOC. NO. 81345)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/13/1964, C6-24)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▭	CONCRETE
▭	WOOD FENCE
▭	METAL FENCE
▭	BLOCK WALL
▭	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⌋	ANCHOR
□	PULL BOX
⊙	ELECTRIC METER
⊙	LIGHT POLE
⊙	TRAFFIC MAST
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	IRRIGATION BOX
—OR—	SIGN
—●—	ACCESS CONTROL LINE AS DEFINED BY NM DOT



Documents

1. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 17, 1953 IN BOOK D233, PAGE 95 AS DOCUMENT NO. 81345.
2. QUITCLAIM DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2021 AS DOCUMENT NO. 2021123084.
3. NMDOT RIGHT OF WAY MAP PROJECT NO. AC-GRIP-BR-(IM)-040-3(155)161 DATED JUNE 12, 2007.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2017 AND NOVEMBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

